



Oakland Airport
COMMERCE CENTER

8350 PARDEE DRIVE | OAKLAND, CA

FOR LEASE



HEAVY POWER : 4,000 AMPS AVAILABLE

±141,844 SF, EXPANDABLE TO ±374,725 SF

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



OAKLAND AIRPORT COMMERCE CENTER

BUILDING SPECS

SPACE SIZE (SF)

±374,725

OFFICE AREA (SF)

±15,522

DIVISIBLE (SF)

±141,844

COLUMN SPACING

50' X 52'

CLEAR HEIGHT

32' MIN

POWER

4,000AMPS
277/480V, 3-PHASE

PARKING

164 SPACES

LOADING DOORS

2 GRADE LEVEL
92 DOCK HIGH DOORS

LIGHTING

LEDS THROUGHOUT
SPACE 1

HVAC

THROUGHOUT
OFFICE AREA

SECURITY

FULLY SECURED WITH
ELECTRIC GATE (8' HIGH)

FLOOR SLAB

6 INCH THICKNESS AT
4000 PSI SUB SLAB; 6"
CONCRETE OVER 12"
NON EXPANSIVE FILL

DOCK EQUIPMENT

(50) MECHANICAL LOAD
LEVELERS AND LIGHTS
(32) WITH LAMINATED
RUBBER BUMPERS ON
DOCK FACES

TRUCK COURTS

100% CONCRETE, 135'

TRAILER DROP STALLS

39 SPACES

ROOF

HYBRID PANELIZED ROOF
STRUCTURE, 1/2" OSB,
CLASS "A" 4-PLY BUR

SEWER

SEWER & STORM DRAIN
WIDTH & CAPACITY - 6"
SEWER ON SITE, 8" AT
STREET; 18" & 12" STORM
DRAIN PIPE ON SITE

ZONING

D-CO-5: COLISEUM AREA COMMERCIAL INDUSTRIAL MIX DISTRICT ZONE-5

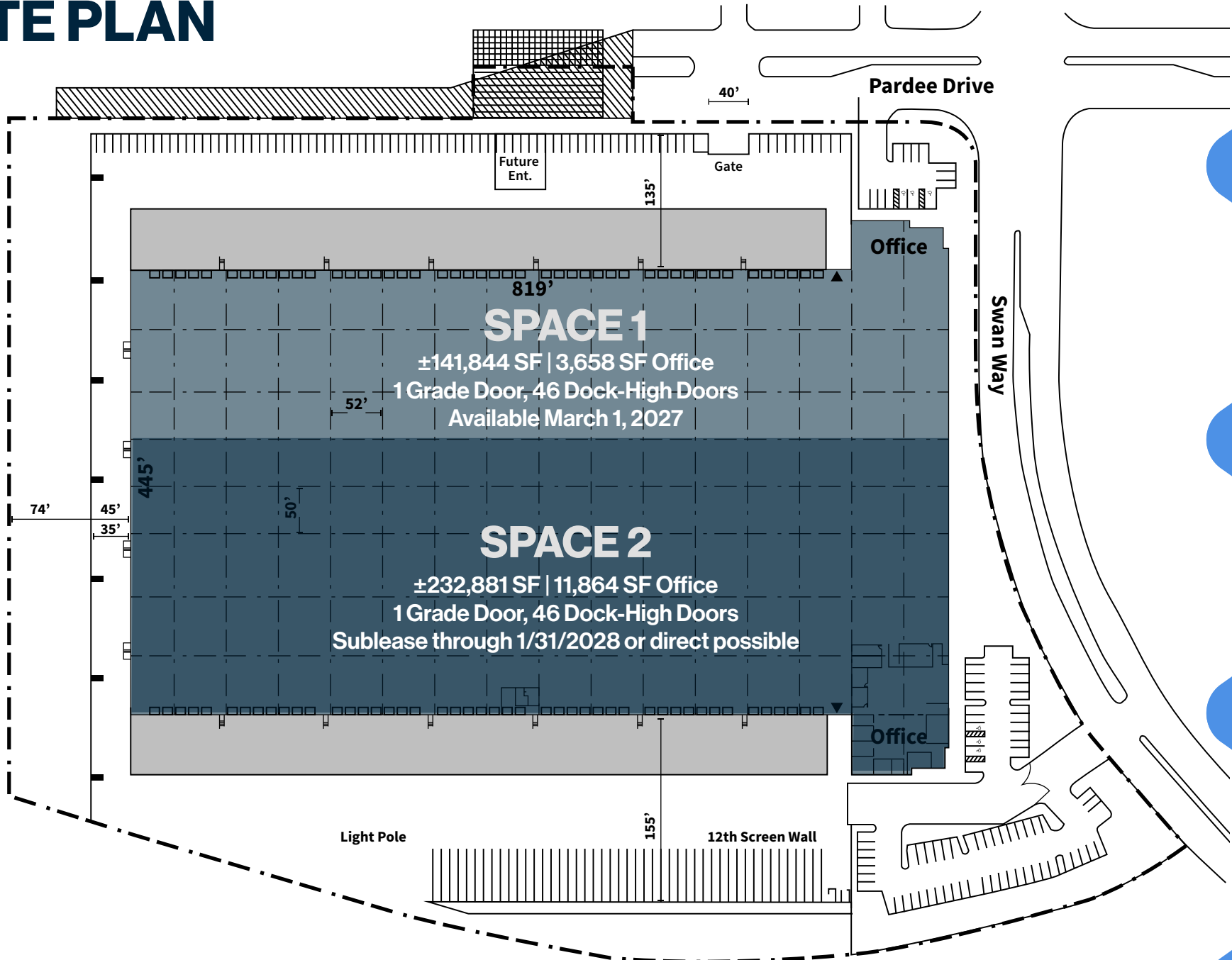
This zone is intended to create, preserve, and enhance areas near Pardee Drive and within the southern portion of the airport business park that are appropriate for a wide variety of office, commercial, industrial, and logistics activities

- ✓ **WAREHOUSING**
- ✓ **DISTRIBUTION**
- ✓ **MANUFACTURING**
- ✓ **LOGISTICS**

LOCATED WITHIN SBA HUB ZONE

[LEARN MORE HERE](#)

SITE PLAN

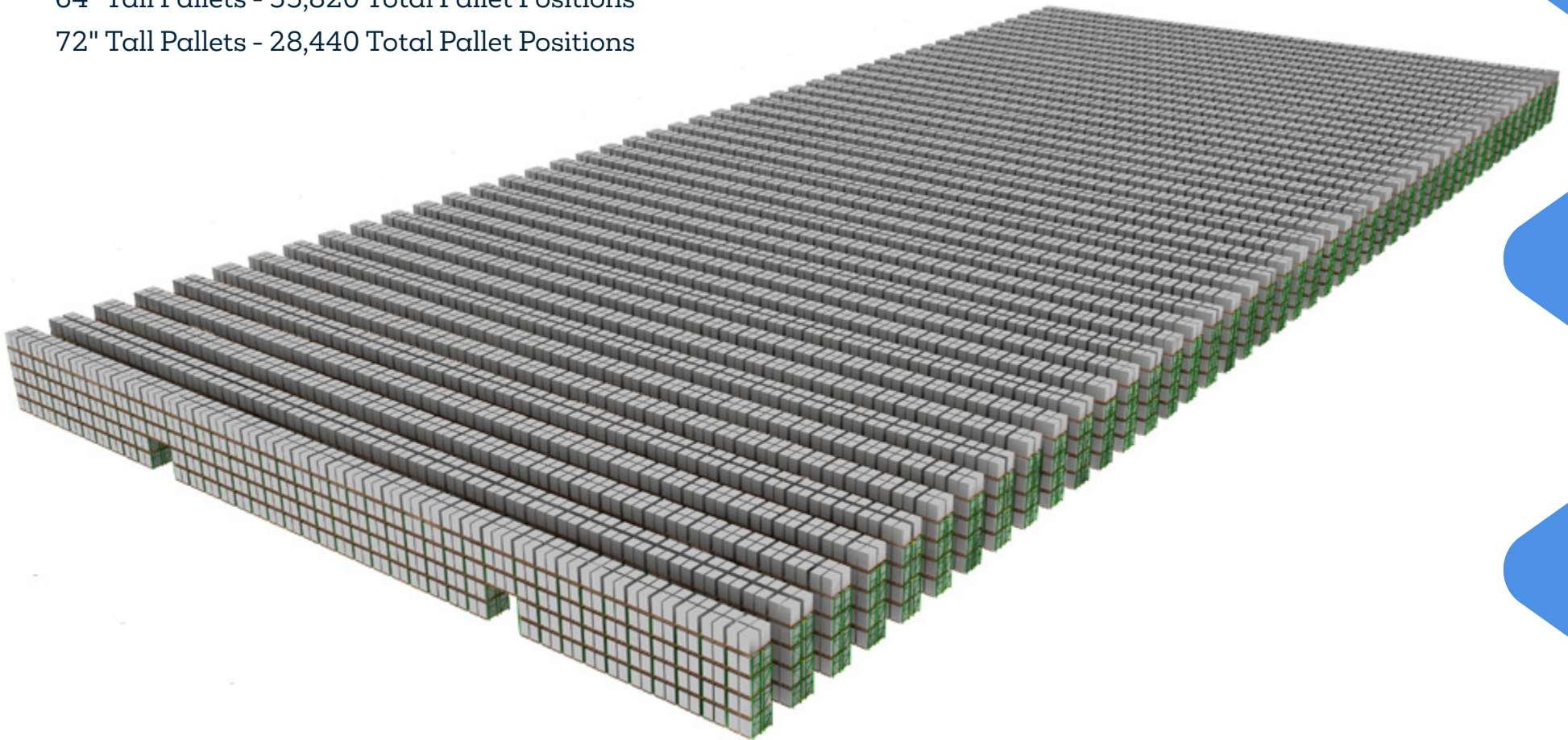


FULL BUILDING RACKING PLAN

[VIEW FULL RACKING PLAN SET](#)

64" Tall Pallets - 35,820 Total Pallet Positions

72" Tall Pallets - 28,440 Total Pallet Positions



No warranty or representation is made to the accuracy of the Conceptual Racking Plan or Rendering Racking Plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information



ACCESS TO THE BAY

DRIVING DISTANCES

CITIES

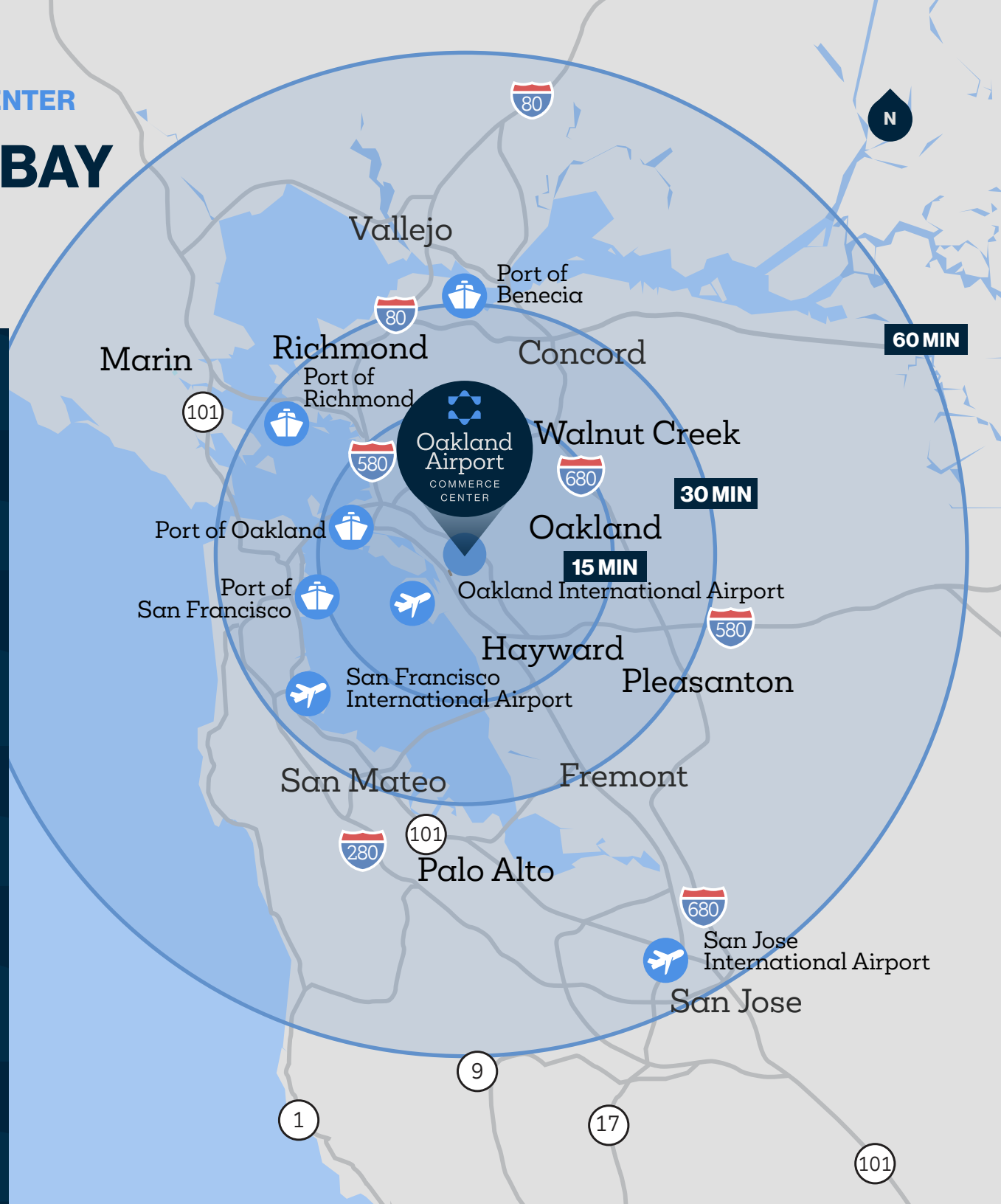
San Francisco	19.6 miles
Walnut Creek	24.0 miles
San Mateo	24.9 miles
San Jose	35.0 miles

PORTS

Port of Oakland	7.9 miles
Port of San Francisco	18.1 miles
Port of Richmond	20.6 miles
Port of Redwood City	29.5 miles

AIRPORTS

Oakland Internat'l Airport	1.5 miles
SF Internat'l Airport	29.6 miles
San Jose Internat'l Airport	35.4 miles



CORPORATE NEIGHBORS



SAN FRANCISCO

PORT OF OAKLAND

OAKLAND AIRPORT

Oakland Airport
COMMERCE CENTER

amazon

DealerTire
CARGO FORCE

USA METALS

RICKEY HENDERSON
FIELD

DIGICOM
ELECTRONICS
a KAYNES company

INTERSTATE
880

ACUMEN
transit

Davita
Kidney Care

OAKLAND
ARENA

ServiceWest

A.C.C.
ENVIRONMENTAL
CONSULTANTS

KAISER AIR, INC.

ALAMEDA
TRANSMISSIONS

WORLD PAC

Globe Life
American Income Life
SAN ANTONIO LIFE GROUP

ALAMEDA
COLLEGE

PROJECT
HEARTBEAT
Bring Love Through Health

JSX

Fleet Works INC.

ups

USPS.COM

OAKLAND
MARKET - BUSINESS

112

ACCESS TO I-880



SAN FRANCISCO

PORT OF OAKLAND

OAKLAND AIRPORT

Oakland
Airport
COMMERCE
CENTER

INTERSTATE
880

Hegenberger Rd

EGRESS
INGRESS

OAKLAND AIRPORT COMMERCE CENTER

MANUFACTURED IN OAKLAND

THE CONSUMERS YOU WANT TO REACH



ADVANCED INDUSTRIES
TALENT

LOCATION THAT PROVIDES
REAL COST SAVINGS

107,404
Resident Warehouse Workers
in 2025

259,217
Resident Adv. Manufacturing
Workers in 2025

37,685
Resident Engineers in
2025

GROWING WAREHOUSE/DISTRIBUTION
TALENT BASE

GROWING MANUFACTURING
TALENT BASE

11,000
NET WAREHOUSE
commuters into Oakland

22,000
NET ADVANCED
MANUFACTURING
commuters into Oakland

\$79.67
Average hourly wage in
2025



**HIGHEST
POPULATION
DENSITY**
in NorCal



**HIGHEST
CONCENTRATION
OF STEM WORKERS**
in the nation



**THE MOST
INNOVATIVE CITY**
3,759 STARTUPS
Since 2015



**THE MOST
EDUCATED CITY**
in NorCal with the
highest ranking in
Bachelors/Grad Density



**HIGHEST
MILLENNIAL/
GEN-X DENSITY**
in NorCal



Oakland Airport

COMMERCE CENTER

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